

Case Research

Museum Square Pre-Application Narrative

May 16, 2018

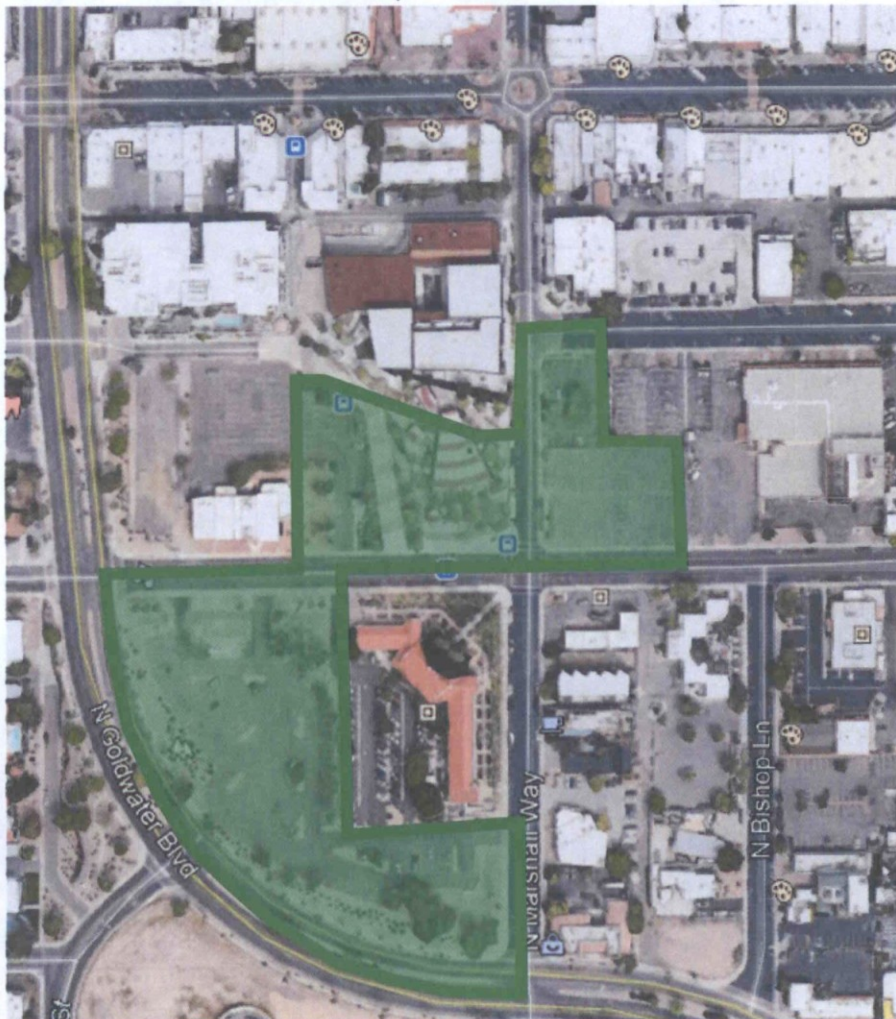
Site Information

Location:

- N. Marshall Way & E. Second Street (the "Property")

Property Size:

- Total Site Area: 321,746 s.f. or 7.386 gross acres +/-



Current/Proposed Zoning

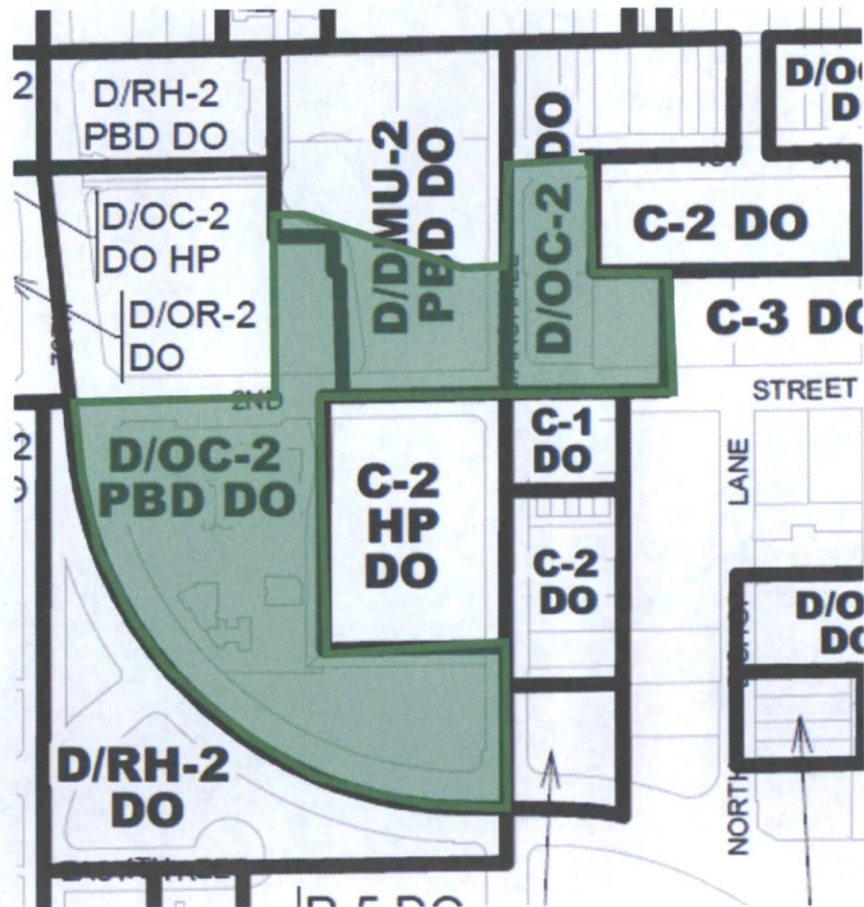
Current

- D/OC-2 PBD DO (Downtown/Office Commercial – Type 2 Planned Block Development with Downtown Overlay); Case 2-ZN-2000 Loloma
- D/DMU-2 PBD DO (Downtown/Downtown Multiple Use – Type 2 Planned Block Development with Downtown Overlay; Case 2-ZN-2000#4 Loloma
- D/OC-2 DO (Downtown/ Office Commercial – Type 2 with Downtown Overlay); Case 1-ZN-1994#2 and 10-ZN-2004

Proposed

- D/DMU-3 PBD DO (Downtown/Downtown Multiple Use Type 3 Planned Block Development Downtown Overlay)

Zoning Map



Project Overview

The request is to rezone the property located at N. Marshall Way and E. Second Street (the "Property") in Old Town Scottsdale currently occupied by the Loloma transit station and surface parking. The site consists of 321,746 s.f. (7.386+/- gross acres) and is situated immediately south of the Museum of the West and wraps the Scottsdale Artist School site within the Scottsdale Arts District. The rezoning request to the D/DMU-3 PBD DO in conformance with the updated* 2009 Downtown Plan (*active case 1-GP-2018) will allow for the development of Museum Square, a highly creative mixed-use project including hotel, residential and a public plaza space. The proposed mixed-use development will provide tourist accommodations in the core of the City with a range of nearby galleries, cultural venues, employment, entertainment, retail and support services.

The rezoning request to D/DMU- 3 PBD DO includes a request to increase building height from 84' to 150'. The proposed development does not exceed the base 1.4 GFAR or allowable density of 50 du/ac. The current development plan includes 190 hotel guest rooms and 320 residential units on the 7.386+/- gross acre site. The request will also include a parking master plan to reduce the hotel parking requirement.

The parcels west of Marshall Way are owned by the City of Scottsdale and were part of the Purchase and Sale Agreement ("PSA") approved by City Council on February 13, 2018.

Existing Streetscape

